



12A, Grove Road



12A, Grove Road

Whimble, Exeter, EX5 2TP

Exeter city centre (9 miles), Ottery St. Mary (4.6 miles)

A well presented detached 3 bedroom home with driveway parking, detached garage and a very useful annexe/home office in the garden.

- 3 bedroom detached family home
- Ample driveway parking and detached garage
- Garden room/annexe/home office
- No onward chain
- Central village location
- Underfloor heating throughout the ground floor
- Kitchen with separate utility room
- Council tax band D
- EPC C
- Freehold

Guide Price £450,000

SITUATION

This house is located along a quiet road, a short walk into the centre of the popular village of Whimble which offers a primary school, church, village shop and pubs. There is also a railway connection from the village on the Waterloo line into London and Exeter. The historic town of Ottery St Mary lies three miles East with good range of facilities including shops, a supermarket, doctors surgery, banks, schools and sports centre. Exeter is approximately 12 miles distance via the A30, as is Exeter International Airport and J29 of the M5 (approximately 8 miles).

DESCRIPTION

A modern detached family home being sold with no onward chain and providing attractive accommodation throughout with a sitting room, downstairs cloakroom, kitchen/dining room with adjoining utility room on the ground floor, and on the first floor 3 double bedrooms, one with en-suite and a family bathroom. In the garden is a very useful garden room ideal as a home office.



ACCOMMODATION

The front door opens into the hallway with a staircase rising to the first floor and on the left a door opening into the sitting room with a window looking to the front. Continuing along the hall on the right is a downstairs W.C, and at the end a good sized kitchen/dining room. The kitchen is fitted with a modern range of base, wall and drawer units with an electric range cooker, space for integrated fridge and freezer and space for a dishwasher. There is a ceramic sink overlooking the garden and French doors opening onto a patio. At the other end of the kitchen a door opens into a very useful utility room with a sink, space and plumbing for a washing machine and tumble dryer.

On the first floor, leading off the landing are 3 double bedrooms, the master with an ensuite which overlooks the garden, and there is a family bathroom with a panel bath with shower attachment over.

OUTSIDE

At the front of the house, a five bar gate gives access to a driveway providing parking for a number of cars and leads to a detached single garage. At the rear, adjacent the house is a patio with a door leading into the garage and steps up to a further area of garden that has been laid mainly to lawn.

GARDEN

Located at the bottom of the garden is a very useful garden room that could be used as an annexe or as a home office. There is a main living space with Bi-fold doors opening to the garden and there is a separate shower room with W.C.

SERVICES

Current Council Tax: D

Utilities: Mains electricity, mains drainage, mains water.

Heating: Oil fired under floor heating downstairs and radiators upstairs.

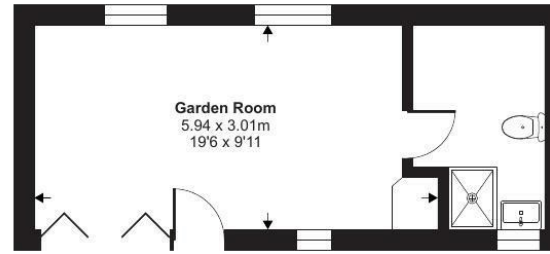
Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

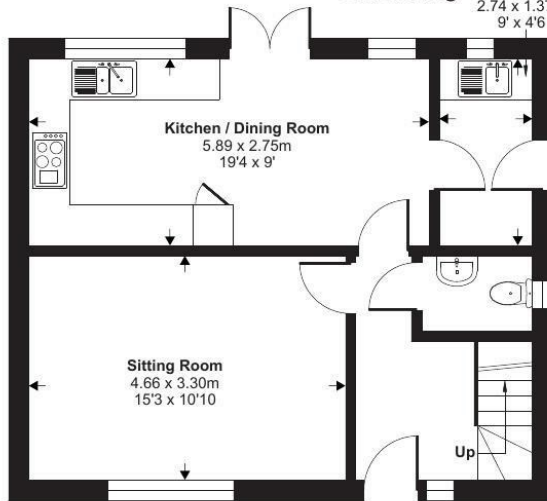
When coming from Exeter, take the A30 in the direction of Honiton and come off at the Daisy Mount junction and follow signs to Whimpe. Continue along the London Road and at the cross roads before the petrol station turn right, follow the road into the centre of the village, continue past the church and Grove Road is on the right hand side, just before the train bridge. The house is along on the right hand side.



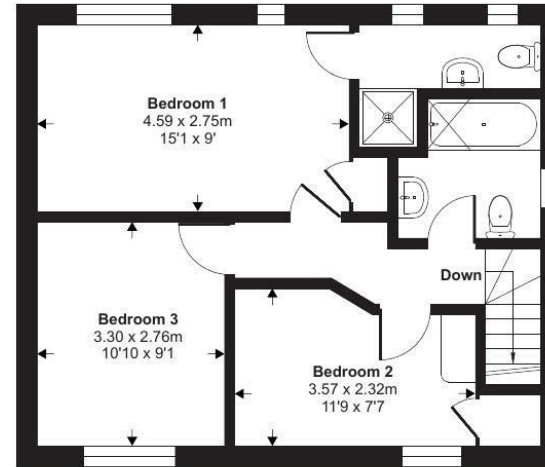


Approximate Area = 990 sq ft / 91.9 sq m
 Garage = 163 sq ft / 15.1 sq m
 Outbuilding = 243 sq ft / 22.5 sq m
 Total = 1396 sq ft / 129.5 sq m
 For identification only - Not to scale

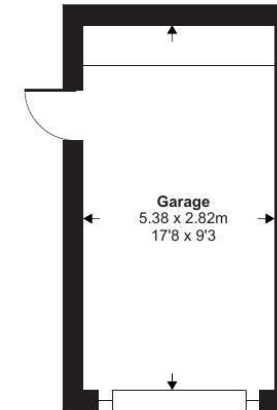
Outbuilding
Utility Room
2.74 x 1.37m
9' x 4'6"



Ground Floor



First Floor



Garage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1395735.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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